

National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Roosevelt Hotel

Other name/site number: Roosevelt Hotel

Name of related multiple property listing: NA

2. Location

Street & number: 50 N Chadbourne St

City or town: San Angelo

State: Texas

County: Tom Green

Not for publication: ☐Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (☒ nomination ☐ request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (☒ meets ☐ does not meet) the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☒ A ☐ B ☐ C ☐ D

Signature of certifying official / Title

State Historic Preservation Officer

Date

Texas Historical Commission

State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official

Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register.

___ removed from the National Register

___ other, explain: _____

Signature of the Keeper

Date of Action

Roosevelt Hotel, San Angelo, Tom Green County, Texas

5. Classification

Category of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: DOMESTIC / Hotel

Current Functions: Vacant

7. Description

Architectural Classification: LATE 19TH AND 20TH CENTURY AMERICAN MOVEMENTS / Commercial Style

Principal Exterior Materials: Concrete, Brick

Narrative Description (see continuation sheets x-x)

Roosevelt Hotel, San Angelo, Tom Green County, Texas

8. Statement of Significance

Applicable National Register Criteria: A

Criteria Considerations: NA

Areas of Significance: Commerce

Period of Significance: 1929-1968

Significant Dates: 1929, 1933

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: John G. Baker

Narrative Statement of Significance (see continuation sheets x-x)

9. Major Bibliographic References

Bibliography (see continuation sheet x-x)

Previous documentation on file (NPS):

- ☒ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State historic preservation office (*Texas Historical Commission, Austin*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Roosevelt Hotel, San Angelo, Tom Green County, Texas

10. Geographical Data

Acreage of Property: 0.295

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 31°27'55.48N Longitude: 100°26'15.24W

Verbal Boundary Description: Lot: 8 & 9, Blk: 43, Subd: SAN ANGELO ADDITION, S&E W 10' OF LOT 8 & 20'X140' OF THE SOUTH PART OF MILES AC LOT OF 6 & 7. Roosevelt Hotel is located in downtown San Angelo, two blocks north of Beauregard Avenue (US Highway 67), the main east-west thoroughfare. The building is situated on the northeast corner of N Chadbourne and W College. Concrete sidewalks abut the two primary elevations (west and south). An alley runs along the rear (east). The other buildings on this block of N Chadbourne are angled to match an older alignment of W College while the south elevation of the hotel matches the existing angle of College. Consequently, a narrow slice of space exists between the north side of the hotel and the neighboring building.

Boundary Justification: The boundary includes the property historically associated with the Roosevelt Hotel.

11. Form Prepared By

Name/title: Haley Wilcox
Organization: Ogee LLC
Street & number: 2506 Little John Ln
City or Town: Austin State: TX Zip Code: 78704
Email: haley@ogee preservation.com
Telephone: 469.751.7424
Date: 7/28/2017

Additional Documentation

Maps (see continuation sheet Map-xx through Map-xx)

Additional items (see continuation sheets Figure-xx through Figure-xx)

Photographs (see continuation sheet Photo-xx through Photo-xx)

SBR Draft

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900 OMB No. 1024-0018

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Photo Log

Roosevelt Hotel, San Angelo, Texas

Photo 1

West elevation, looking east

Photo 2

West and south elevations, looking northeast

Photo 3

South elevation, looking north

Photo 4

South elevation, looking north

Photo 5

South and east elevation, looking northwest

Photo 6

East elevation, looking west

Photo 7

North and east elevations, looking southwest

Photo 8

Second floor exterior view, looking southwest

Photo 9

West and north elevations, looking southeast

Photo 10

North elevation with ghost sign, looking southeast

Photo 11

West elevation, storefront, looking east

Photo 12

West elevation, storefront, looking east

Photo 13

South elevation entrance, looking north

Photo 14

Window detail, west elevation, looking east

Photo 15

Masonry detail, west elevation, looking east

Photo 16

Parapet detail, west elevation, looking east

Photo 17

Masonry detail, southeast corner, looking northwest

Photo 18

Interior storefront entrance, looking west

Photo 19

First floor, detail of terrazzo flooring

Photo 20

Central stair and elevator, first floor, looking southwest

Photo 21

Central stair, first floor, view southwest

Photo 22

Elevator, second floor, looking south

Photo 23

Interior, second floor, looking southeast

Photo 24

Interior, second floor, looking northeast

Photo 25

Interior, second floor, looking northwest

Photo 26

East stair, third floor, looking southwest

Photo 27

Window detail, second floor, looking northwest

Photo 28

Window detail, third floor, looking west

SBR Draft

United States Department of the Interior
National Park Service / National Register of Historic Places REGISTRATION FORM
NPS Form 10-900 OMB No. 1024-0018

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Photo 29

Stair window detail, landing between second and third
floors, looking south

Photo 30

Sign detail, looking southwest

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Narrative Description

Built in 1929 as the Rainbow Hotel and re-branded and renovated in 1933 as the Roosevelt Hotel, the property is a three-story Commercial style building with Mission Revival detailing located at 50 N. Chadbourne Street at the northeast corner of N. Chadbourne Street and E. College Avenue in downtown San Angelo, Texas. The building has a rectangular footprint that transitions into a U-shaped building at the second floor. The building's west and south elevations are clad in buff brick with restrained cast concrete features, while the north and east elevations are clad in red brick and devoid of ornament. The building saw alterations in the 1950s, including storefront changes and the addition of skylights in the lobby. Decades of vacancy lead to significant deterioration to the interior of the building. However, original terrazzo flooring at the first floor, two historic stairs, and the historic elevator remain. The hotel retains significant integrity on the exterior, though the interior lacks many historic finishes or features.

Location and Setting

The Roosevelt Hotel sits on a corner lot in the northern section of downtown San Angelo. The building faces west toward Chadbourne Street, which is San Angelo's main north-south downtown corridor and is densely developed. The building is the tallest of its surroundings on Chadbourne Street, which mostly consists of early 20th century one- and two-story commercial buildings. To the east of the building is parking lot infill and a modern hospital complex. The historic San Angelo City Hall is two blocks to the west.

The Commercial style building is of steel frame construction with buff brick-clad exterior walls with concrete decorative masonry and hollow clay tile back up at the west and south elevations. The east and north elevations are utilitarian and feature red brick cladding. The foundation is a concrete slab, with a partial basement at the rear of the building to house mechanical systems. The original neon sign remains on the building's flat roof.

Primary (West) Elevation

The primary (west) elevation features a Mission-style shaped parapet with concrete coping at the center of the elevation, adorned with some decorative metalwork, scallop shell medallions, and a centered flagpole. Above the first floor is a concrete band of patterned molding. Four entrances pierce the primary (west) elevation. All but one of these entrances is recessed. The northern two entrances and southernmost entry provided access to the businesses that historically occupied the ground floor of the hotel. These entrances originally contained multi-light, wood-frame doors and storefront display windows. Many of the original doors and windows remain. Ceramic tile knee walls and surrounds, which were added in the 1950s, are present at the recessed entrances. Panels cover the original transoms, which feature frosted glass. A metal awning similar to the one on the south elevation once adorned the primary entrance but was removed.

Secondary (South) Elevation

The south elevation is clad in buff brick and continues the concrete band of patterned molding above the first floor from the west elevation. It is otherwise unadorned. Several doors pierce the south elevation including two recessed entries, the primary entrance, and six single doors. The recessed entries match those seen on the west elevation (including the presence of 1950s ceramic tile) and provided access to the retail businesses that historically occupied the ground floor of the hotel. The primary entrance on the south elevation retains its original metal awning. It accesses the main circulation hall and lobby of the ground floor. The single doors provide service entries to the ground floor and have been variously infilled or modified over time. The mechanical penthouse rises above the roof of the hotel along this elevation.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

North and East Elevations

The east and north elevation are utilitarian, clad in red brick, and are devoid of ornamentation aside from the remnants of a painted sign on the north elevation. While some were removed or replaced over time, the existing windows are a combination of original six-over-six double-hung wood windows, which lit the hotel rooms and hallways, and original two-over-two double-hung wood windows, which lit the hotel bathrooms.

Interior

Interior partitions, including those of the original sixty-four guest rooms have been removed, so the interior of the hotel is presently wide open with only remnants of the locations of original partitions. The ground floor featured several commercial spaces and the lobby. An L-shaped hall, connecting the primary entrances on the west and south elevations, originally served as the primary circulation hall and lobby. The registration desk was located at the intersection of these two halls with the elevator and stair, both of which are extant, across from it. The remainder of the ground floor consisted of several open commercial spaces that once contained a cafe, barbershop, beauty shop, and the Roosevelt Drug Co. A double-loaded, U-shaped corridor lined with small hotel rooms originally organized the upper floors, though all partitions were removed.

Existing finishes on the interior include plaster walls and ceilings, concrete floors, and terrazzo floors in the former lobby area. Access to the upper stories in the building is provided by the elevator shaft centered on the south wall, and a metal staircase in the northeast corner.

Alterations

The hotel underwent renovations when it was rebranded as the Roosevelt in 1933, which included the addition of several bathrooms and changes to the first-floor retail areas. The building saw additional alterations in the 1950s, including storefront modifications and the addition of skylights in the lobby. During the 1970s the property functioned as a low budget hotel, resulting in minimal maintenance leading to deterioration. It closed in 1994 and has been vacant since. The interior was gutted and abated in 2010.

Integrity

The Roosevelt Hotel retains sufficient historic integrity to qualify for individual listing on the National Register of Historic Places. The building remains in the same location and the setting is intact. The intact exterior design features, including the original Mission Revival detailing and 1950s ceramic tile surroundings at the storefronts added within the building's period of significance, convey its use as hotel. While the interior has been altered, plans of the lobby and corridors on the upper floors are evident. The building fell into disrepair in the 1970s and suffered severe deterioration of partition walls throughout, which were subsequently removed. Some plaster perimeter walls are extant, as are original circulation stairs, elevator, and elevator shaft. On the first floor, terrazzo flooring marking the hotel lobby, corridor, and retail spaces is present and in excellent condition. Therefore, the cumulative effect of alterations over time is not damaging to the building's integrity of location, setting, feeling, association, workmanship, design, and materials.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Statement of Significance

The Roosevelt Hotel in San Angelo, Tom Green County, Texas, is a three-story commercial building of steel frame fireproof construction with buff brick-clad exterior walls and hollow clay tile back up. The exterior is characterized by Mission Revival-influenced detailing largely concentrated on the primary elevation. Originally built in 1929 as the Rainbow Hotel, the property was constructed to meet the growing needs of accommodation for those traveling to San Angelo for oil-related business and tourism. Following major renovations, the property became known as the Roosevelt Hotel in 1933. The Roosevelt Hotel is locally significant under Criterion A in the area of Commerce for its role in the commercial development of downtown San Angelo during the oil boom of the 1920s, and the subsequent Great Depression and recovery. For over forty years, the modest hotel provided efficient lodging for tourists and oil professionals and hosted commercial storefront tenants. The period of significance spans from 1929, the year of completion, to 1968, in accordance with National Register guidelines.

History of the Building

Prior to construction, the site contained two single-family dwellings which were torn down prior to make room for the hotel, according to Sanborn maps. Construction of the hotel began in 1928 and it opened in April of 1929. The lot was purchased for \$23,000 and the construction cost was \$100,000. In 1933, the hotel underwent a \$20,000 refurbishment and reopened as the Roosevelt Hotel, named for President Franklin Roosevelt. The hotel suffered during the 1930s, and in 1940, the Great Southern Life Insurance Company purchased the building, who continued to operate the hotel but made no improvements. It was sold again in 1949 to Patrick B. Mooney, who chose to focus on hosting multiple businesses in the retail spaces on the first floor. The hotel's success continued to fluctuate through the 20th century, finally closing in 1994. It has remained vacant since closing.¹

Throughout the years, tenants such as Nance Sewing Aid Company, Bullock's Electric Co., Hobaugh's Barber Shop, Williams Radio Shop, Roosevelt Beauty Shop, Rainbow Hotel Coffee Shop, the Roosevelt Drug Store, and the National Cash Register Co occupied the commercial spaces on the first floor.²

History of San Angelo³

San Angelo began as a frontier town with the establishment of nearby Fort Concho in 1867. The early days of San Angelo were characterized by typical frontier town activities such as prostitution and gambling. Shortly after the establishment of the fort, Bartholomew J. DeWitt purchased 320 acres of land across the river from the Fort and established a trading post called San Angela (later changed to San Angelo by the Post Office). DeWitt also divided up his land into lots and put them up for sale. Warehouses were constructed for storing buffalo hides, after which a need for banking facilities arose. A few settlers began building homes on the acreage subdivided by DeWitt.⁴

San Angelo's early growth was fueled by an ample supply of water from the Concho River giving rise to cattle and sheep ranching and agriculture. The wool trade quickly became a major asset to San Angelo, with numerous warehouses, exchanges, and supply shops constructed in the town. The town became the Tom Green County seat after a flood destroyed the county courthouse in Ben Ficklin, resulting in a further growth, as Ben Ficklin residents relocated there. Commercial and residential development in San Angelo also increased, reflecting its new role as County Seat.

¹ David Dewer, "From Rainbow to Roosevelt: Hotel Survived Decades, Series of Change in City," *San Angelo Standard-Times*, January 18, 2009. Accessed at <http://archive.gosanangelo.com/news/columnists/from-rainbow-to-roosevelt-ep-442219589-357818281.html>

² Worley's City Directories, San Angelo, TX. 1939-1965.

³ Largely adapted from Tom Green County: Chronicles of our Heritage, Vol. 1, Tom Green County Historical Preservation League, Inc. Abilene, TX: H.V. Chapman & Sons, 2003.

⁴ Tom Green County: Chronicles of our Heritage, 38.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

The arrival of the Santa Fe railroad in 1888 and the Kansas City, Mexico and Orient Railroad in 1909 furthered the town's growth and established it as a shipping center. The railroad depots were constructed on opposite ends of Chadbourne Street, transforming the street into an important social and economic axis, later becoming a major commercial corridor. The early decades of the 20th century saw steady economic growth in San Angelo, with improved transportation, expanded wool and sheep markets, and the growth of retail and wholesale distribution networks. This growth took the form of an expanded commercial downtown, with larger, more substantial buildings constructed between 1900 and 1915. Early landmarks included the First National Bank, the San Angelo National Bank Building, and numerous smaller commercial buildings. Utilities such as water, power, and telephone continued to expand to accommodate the city's growth. This prolific period of growth came to an end at the beginning of the First World War, after which San Angelo suffered a decline in population and economic depression.

The arrival of the automobile, however, resulted in a swift rebound for the city, which enabled oil field exploration and development, and the spread of support and service industries. The discovery of oil in the nearby Permian Basin resulted in a massive population increase of 150% (from 10,050 to 25,308) between 1920 and 1930.⁵ San Angelo became a center for oil field services and supply houses, headquarters for oil exploration companies, and a gathering place for petroleum professionals. New construction boomed in this period to accommodate San Angelo's massive growth.

The 1930s were not as prosperous as the previous decade. During the Great Depression, falling oil prices and a troubled agricultural economy, combined with a gripping drought, took a toll on San Angelo. Economic vitality returned with rising oil prices and the opening of the Goodfellow Field in 1940, a training facility for pilots entering the military in anticipation of World War II. During the war, over 10,000 pilots graduated from the facility. As a result of the establishment of Goodfellow Field (which reopened in 1947 as Goodfellow Air Force Base), the population in San Angelo doubled between 1940 and 1950, reaching 52,000. It reached 73,000 by 1980.⁶ Today, San Angelo has a population of over 100,000 and is home to Angelo State University, Texas A&M University Research and Extension Center and Goodfellow Air Force Base, and retains a strong oil and agricultural economy.

Criterion A: Commerce

Roosevelt Hotel is significant at the local level under Criterion A for Commerce, for its role in San Angelo's surge of development following the initial oil boom of the 1920s. The building opened in 1929 and functioned as a small and modest hotel, with ground-floor retail, for over forty years. Its construction is a reflection of San Angelo's growing prosperity fueled by the oil industry, and the increased number of hotels constructed to meet the needs of a larger number of out-of-town guests. The Roosevelt Hotel, unlike the larger, more elaborate hotels that preceded it, was marketed to travelers needing an economical option. Despite being a modest hotel, however, it was equipped with modern amenities and fire safety through fireproof construction. It continued to provide modest accommodation into the 1970s.

The Rise of Hotel Construction in the 1920s

The establishment of the Santa Rita Oil Well located 85 miles west of San Angelo in 1923, which first tapped the oil-rich Permian Basin, resulted in a surge of development in oil-related services in the town. Offices for oilmen, distribution headquarters, and, naturally, hotels for traveling oil professionals were in high demand in San Angelo. Prior to the discovery of oil, the hotel industry in San Angelo consisted of small, inexpensive establishments serving ranchers and trappers, most of which were destroyed by fires and floods.

⁵ U.S. Census Bureau, San Angelo, 1950.

⁶ U.S. Census Bureau, San Angelo, 1980.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

The first of the oil-boom hotels was the Naylor Hotel, built in 1925 on the site of the burned Landon Hotel. The six-story hotel contained 126 rooms. The Roberts Hotel, constructed in 1927, followed, and advertised itself as the most modern in the area, complete with air conditioning and 20 private bathrooms. The Cactus Hotel, built by Conrad Hilton in 1928, contained 235 rooms and a ballroom for events, and was touted as the most glamorous hotel in San Angelo. The same year, ground broke for the city's first two fireproof hotels: the St. Angelus Hotel (demolished, 1967) and the Rainbow Hotel (present-day Roosevelt Hotel). By 1930, city directories listed twelve hotels in San Angelo, including the Rainbow. The number decreased to seven by 1939.⁷

Rainbow Hotel / Roosevelt Hotel

The Rainbow Hotel, designed by local architect John G. Becker and managed by P.W. Fly and T.E. Smith, opened in April of 1929. It was built by land speculators A.S. Willick and H.H. Ray for \$100,000. Over 2,000 visitors attended the opening reception, and were given tours of rooms. Guests were entertained by an orchestra and dancing in the lobby, and the reception was broadcast over the local radio. The rooms were described as “unusually large” with “furnishings above the ordinary.”⁸ A coffee shop and drugstore were located on the first floor.

Shortly after opening, the hotel underwent renovations in 1933. The widow of A.S. Willick, along with H.H. Ray, spent \$20,000 to renovate the hotel in honor of recently elected President Roosevelt (hence the new name), and redecorated and refurnished the hotel from top to bottom. An article covering the reopening of the hotel described the fireproof building as one of five fireproof hotels in San Angelo at that time. It was also described as having the latest Simmons furniture in the sixty-four guest rooms, noting all but nine contained bathrooms. In attempt to promote the hotel, Robert Ellis, former oil man and new hotel manager, described the linens and blankets as comparing “favorably with the Baker Hotel in Dallas or with any other high-class hotel in any city in Texas,” which were purchased at a very reasonable rate due to the Great Depression.⁹ The article also described the “splendid” coffee shop and drugstore and barber shop on the first floor. The owners expressed hope that the hotel will accommodate an influx of people coming to San Angelo after the Depression, stating the city “has a real future.”¹⁰ Rooms rented for \$1 per day without a bath, or \$1.50-\$2.00 with a bath. In contrast to hotels around the city that were marketed particularly to oil professionals (such as the lavish Cactus Hotel, which included a ballroom and grand architecture), the Roosevelt was marketed as a modest hotel to a broad audience. In reality, it offered “a place to sleep and eat” to tourists who visit San Angelo “every winter not only to enjoy [the] climate but the exceptional recreational features” in the city. While business travelers were included in the targeted audience for advertising, the Roosevelt was not specifically marketed toward traveling oilmen like the other hotels.¹¹

The hotel was well-situated to attract tourist clientele. The hotel had a strategic position along North Chadbourne Street, which functioned as a major thoroughfare in and out of town and as the city's densest commercial corridor. The north section of the street specifically saw a number of important developments in the late 1920s, signaling San Angelo's expansion and prosperity after the discovery of oil in the Santa Rita No. 1 well. A Coca Cola plant and ice cream plant were the first major developments on the northern section of North Chadbourne. Upon completion of the Roosevelt, it was heralded as “one of the most important developments of the year for North Chadbourne Street.”¹²

Business remained steady through the mid-twentieth century. The 1946 and 1950 City Directories for San Angelo list the Roosevelt Hotel as an air conditioned, fireproof “pleasant place to spend your weekends” with free parking and

⁷ Tom Green County: Chronicles of our Heritage, 58.

⁸ “2000 Visitors at Opening of Rainbow Hotel.” *San Angelo Morning Times*, April 2, 1929, 4.

⁹ “Roosevelt Hotel, Pledged to ‘New Deal’, Opens Tuesday.” *San Angelo Standard-Times*, June 25, 1933.

¹⁰ “Roosevelt Hotel, Pledged to ‘New Deal’, Opens Tuesday.” *San Angelo Standard-Times*, June 25, 1933.

¹¹ “Roosevelt Hotel, Pledged to ‘New Deal’, Opens Tuesday.” *San Angelo Standard-Times*, June 25, 1933.

¹² “New Hotel Is Important to N. Chadbourne.” *San Angelo Standard-Times*, June 25, 1933.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

“special permanent guest rates.”¹³

The property would go on to function under various owners, undergoing several renovations, until it ceased operation as a hotel in the 1970s. After nearly being demolished in 2010, Downtown San Angelo, Inc. purchased the hotel from Shannon Medical Center and worked for several years to find a buyer. After one failed attempt, a new development partnership, Fireside, LLC, acquired the building in 2016 with plans for a rehabilitation tax credit project.¹⁴

John G. Becker, Architect¹⁵

Born in 1892 in Renault, Illinois, John G. Becker attended Washington University in St. Louis and earned an architecture degree from the University of Colorado. Upon graduation, Becker worked for G. Merethid Music in Denver, and for Guy A. Carlander in Amarillo in 1927, after which he set up his own practice in San Angelo, at the height of the post oil-boom development surge. Becker designed several ecclesiastical, scholastic, institutional, and municipal buildings around San Angelo and west Texas, such as the San Angelo Municipal Swimming Pool (1930, NRHP 1988), Emmanuel Episcopal Church (1929, NRHP 1988), the Lake View School building, San Angelo High School, and the Tom Green County Library (located in San Angelo). Becker worked well into the mid-20th century, designing school buildings, municipal buildings, retail and hotel buildings, and private residences in cities throughout west Texas.

Conclusion

The Roosevelt Hotel is nominated to the National Register of Historic Places at the local level of significance under Criterion A for Commerce, as an early modest hotel constructed in response to the rise in tourism and economic activity during the 1920s oil boom in San Angelo. Built in 1929 as the Rainbow Hotel, it was rebranded under the name Roosevelt Hotel in 1933 after President Franklin Delano Roosevelt. While smaller than the elaborate Naylor, Roberts, or Cactus Hotels constructed in the same period, the sixty-four room Roosevelt Hotel certainly had a higher capacity and more modern amenities than area tourist courts. Between its build date in 1929 and 1968, the hotel provided efficient accommodations for oil professionals and tourists alike. The period of significance adheres to the 50-year cutoff.

¹³ Worley’s San Angelo City Directories, 1946, 1950.

¹⁴ Joe Hyde, “An Ode to San Angelo’s Old Roosevelt Hotel, Part II,” *San Angelo Live*, accessed October 25, 2017, <http://sanangelolive.com/news/business/2016-11-17/ode-san-angelos-old-roosevelt-hotel-part-ii>.

¹⁵ John G. Becker file, American Institute of Architects Archives.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Bibliography

“2000 Visitors at Opening of Rainbow Hotel.” San Angelo Morning Times, April 2, 1929, 4

Dewer, David. “From Rainbow to Roosevelt: Hotel Survived Decades, Series of Change in City.” *San Angelo Standard-Times*. January 18, 2009. Accessed at <http://archive.gosanangelo.com/news/columnists/from-rainbow-to-roosevelt-ep-442219589-357818281.htm>

Hyde, Joe. “An Ode to San Angelo’s Old Roosevelt Hotel, Part II.” *San Angelo Live*. Accessed October 25, 2017 <http://sanangelolive.com/news/business/2016-11-17/ode-san-angelos-old-roosevelt-hotel-part-ii>.

“New Hotel Is Important to N. Chadbourne.” San Angelo Standard-Times, June 25, 1933.

“Roosevelt Hotel, Pledged to ‘New Deal,’ Opens Tuesday,” San Angelo Standard-Times, June 25, 1933.

San Angelo City Directories, 1929-1965

Tom Green County Historical Preservation League, Inc. Tom Green County: Chronicles of Our Heritage, Vol. 1. Abilene: H.V. Chapman & Sons, 2003.

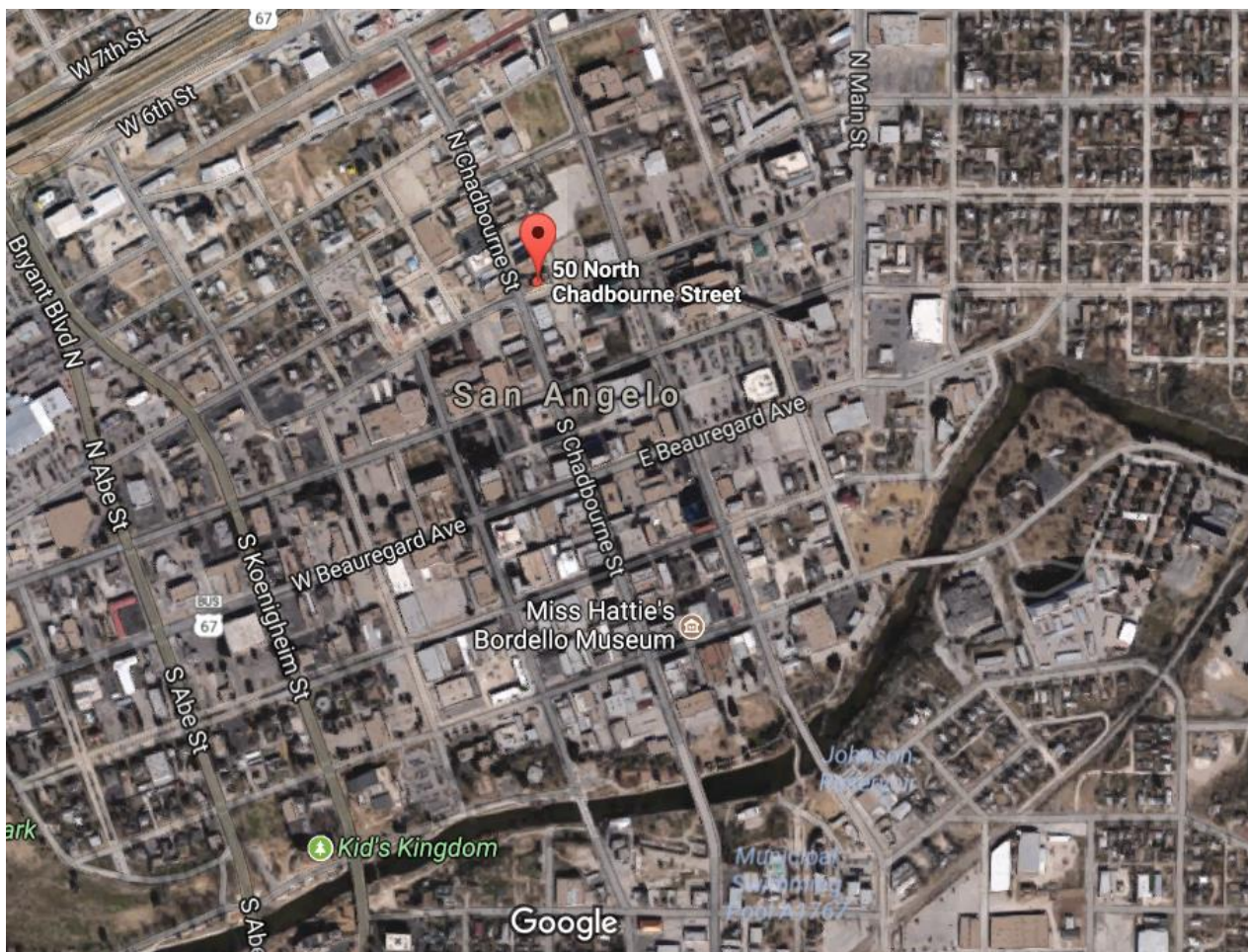
U.S. Census Bureau, San Angelo, TX. 1920-1980.

Roosevelt Hotel, San Angelo, Tom Green County, Texas

Map 1: Tom Green County, Texas



Map 2: Google Maps, Accessed October 24, 2017.



Roosevelt Hotel, San Angelo, Tom Green County, Texas

Map 3: Google Earth, Accessed October 24, 2017



SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Figure 1: 1877 Map of San Angelo

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas

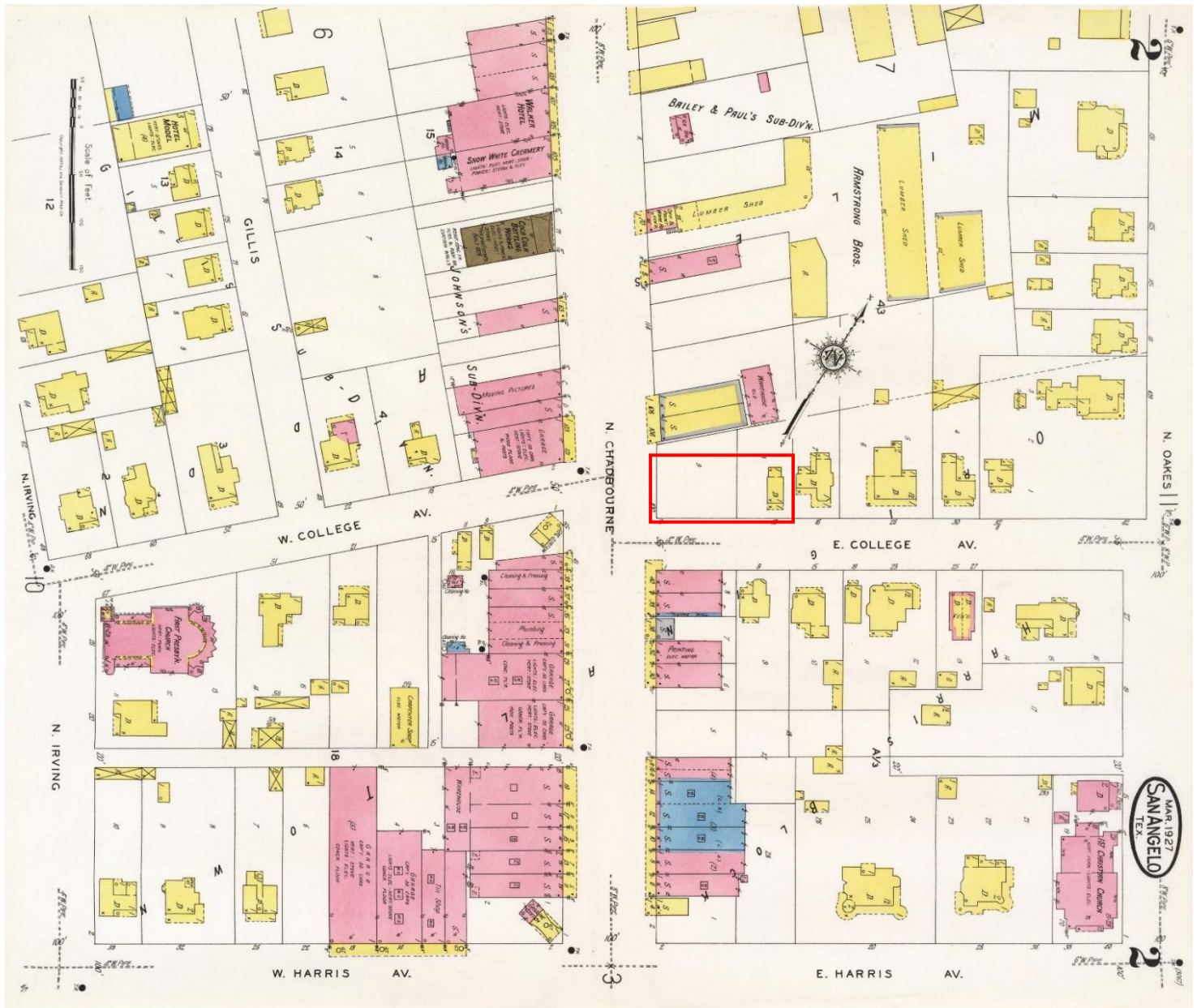



Figure 2: 1927 Sanborn Map, location prior to construction of 1929 Rainbow Hotel outlined in red. N ↑

The image displays two historical maps of San Francisco, California, from 1907. The top map shows the area around W. College Ave. and W. Harris Ave., with a red box highlighting a building at the intersection of W. College Ave. and N. Chadbourne St. The bottom map shows the area around E. College Ave. and E. Harris Ave., with a red box highlighting a building at the intersection of E. College Ave. and N. Chadbourne St. Both maps include street names, building footprints, and a compass rose.

Figure 3: 1931 Sanborn Map showing property as Rainbow Hotel. N 

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas

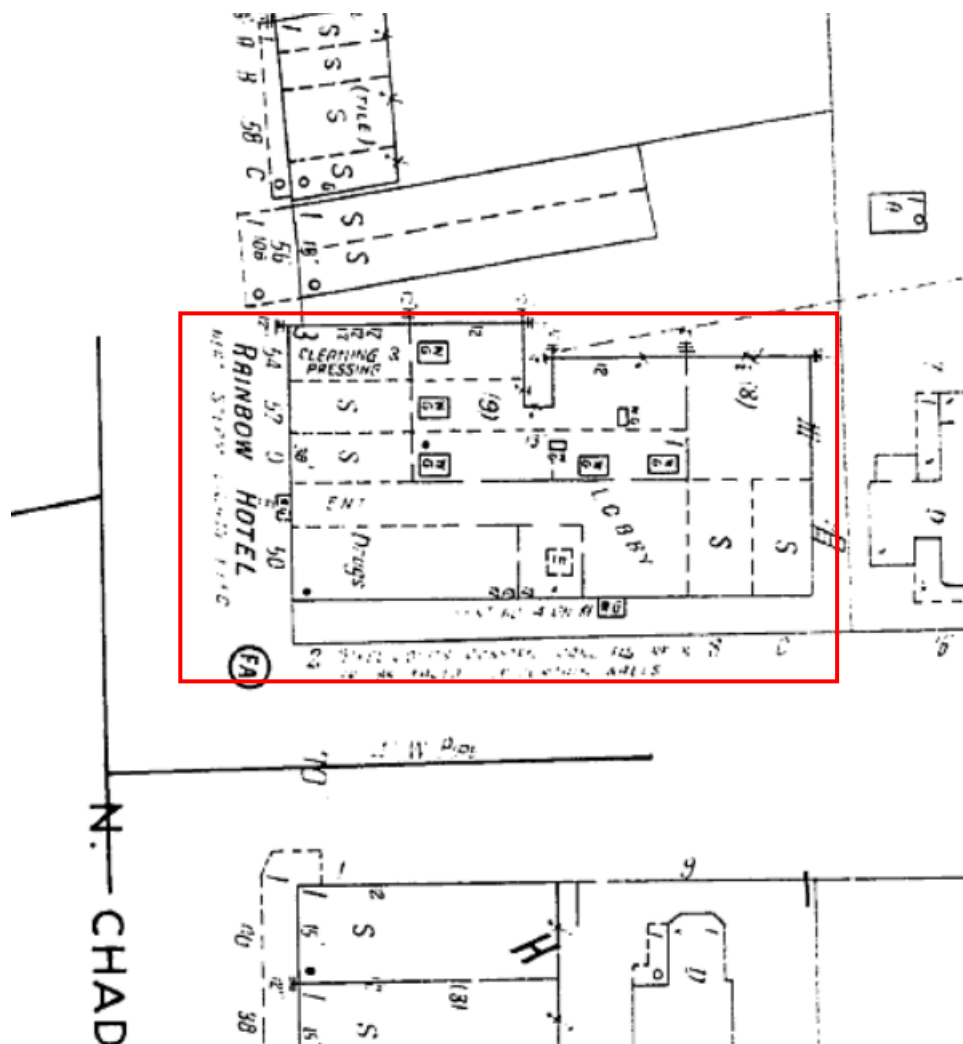


Figure 4: 1931 Sanborn Map showing Rainbow Hotel. N ↑

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas

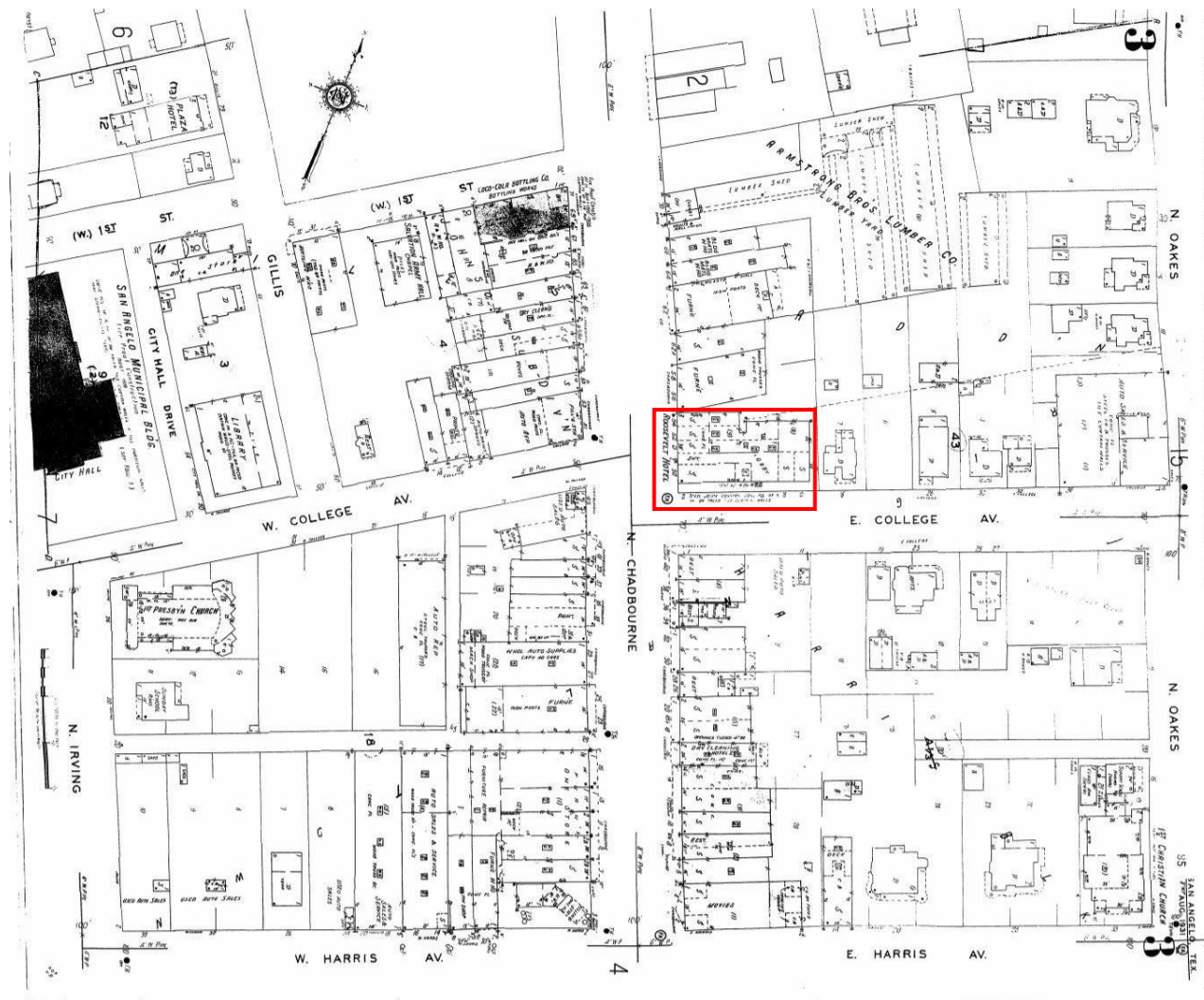


Figure 5: 1949 Sanborn Map showing Roosevelt Hotel. N ↑

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas

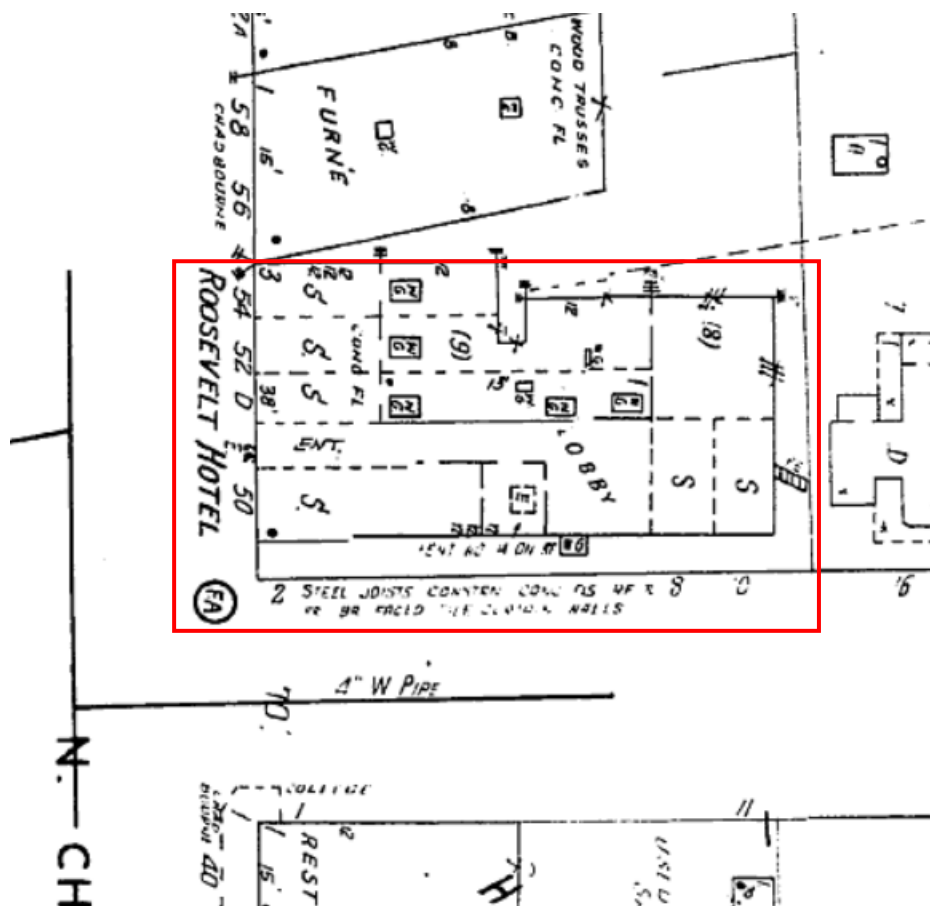


Figure 6: 1949 Sanborn Map showing Roosevelt Hotel. N ↑

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Figure 7: Rainbow Hotel, looking northeast, Historic Photo – Undated



Figure 8: Roosevelt Hotel, looking northeast, Historic Photo – Undated

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 1: West elevation, looking east



Photo 2: West and south elevations, looking northeast

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 3: South elevation, looking north



Photo 4: South elevation, looking north

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 5: South and east elevation, looking northwest

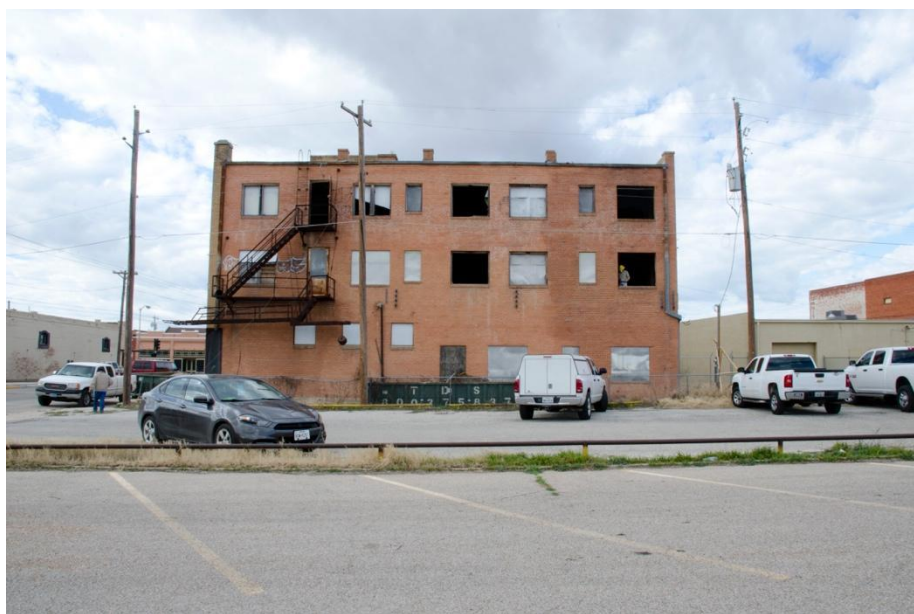


Photo 6: East elevation, looking west

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 7: North and east elevations, looking southwest



Photo 8: Second floor exterior view, looking southwest

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 9: West and north elevations, looking southeast



Photo 10: North elevation with ghost sign, looking southeast

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 11: West elevation, storefront, looking east



Photo 12: West elevation, storefront, looking east

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 13: South elevation entrance, looking north



Photo 14: Window detail, west elevation, looking east

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 15: Masonry detail, west elevation, looking east



Photo 16: Parapet detail, west elevation, looking east

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 17: Masonry detail, southeast corner, looking northwest



Photo 18: Interior storefront entrance, looking west

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 19: First floor, detail of terrazzo flooring



Photo 20: Central stair and elevator, first floor, looking southwest

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 21: Central stair, first floor, view southwest



Photo 22: Elevator, second floor, looking south

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 23: Interior, second floor, looking southeast



Photo 24: Interior, second floor, looking northeast

SBR Draft

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 25: Interior, second floor, looking northwest



Photo 26: East stair, third floor, looking southwest



Photo 27: Window detail, second floor, looking northwest



Photo 28: Window detail, third floor, looking west

Roosevelt Hotel, San Angelo, Tom Green County, Texas



Photo 29: Stair window detail, landing between second and third floors, looking south



Photo 30: Sign detail, looking southwest